

MINUTES  
City Council  
Special Called Meeting  
March 8, 2022

**Members Present:** Lewis Dorsett, Mayor; John Glass, Mayor Pro Tem; Council Members: Roger Blackwell, Robert (Trey) Gray, Lorie McCroskey, Larry Warlick, and Tim Williams.

**Members Absent:** None.

**Others Present:** Zeb Holden, City Manager; Beth Koonce, City Attorney, Jason Miller, Planning Director; and Susan Swaim, City Clerk.

**Media Present:** A/T News

**Item 1.** Call to Order.

Mayor Dorsett called the meeting to order.

**Item 2.** Funding Request to Retain Current Employees and Recruit New Employees.

Councilman Warlick, Chair of the Personnel Committee, stated that members of the Personnel Committee met to review information provided by Finance staff and the following motion is the recommendation of the Personnel Committee.

**Councilman Warlick made a motion to support a retention supplement in the amount of \$2500.00 per City employee. The motion was seconded by Councilman Blackwell and was approved unanimously.**

**Item 3.** Resolution in Support of a City of Archdale Application for an Asset Inventory and Assessment Grant: Drinking Water Distribution System.

Manager Holden addressed Council on this item. Manager Holden reminded Council that the City was previously awarded an AIA grant to study the sewer system. He stated that this application is being submitted for an AIA grant to study the drinking water system.

**With no further discussion, Councilman Warlick made a motion to approve the Resolution in Support of a City of Archdale Application for an Asset Inventory and Assessment Grant: Drinking Water Distribution System. The motion was seconded by Councilman Blackwell and was approved unanimously.**

**Item 4.** Resolution for Adopting the Fiscal Year (FY) 2023 Five-Year Capital Improvement Program (CIP).

Manager Holden addressed Council on this item. Manager Holden reminded Council that this is a plan document and does not financially obligate Council in any way. He stated that this is a method for preparing for funding of future projects and will be incorporated when applying for future grants.

**With no further discussion, Councilman Blackwell made a motion to adopt the Fiscal Year (FY) 2023 Five-Year Capital Improvement Program (CIP). The motion was seconded by Councilman Warlick and was approved unanimously.**

**Item 5. Zoning Ordinance Re-Write/Plan Archdale Update – Vagn Hanson, Benchmark Planning.**

Mayor Dorsett reminded everyone that Mr. Hansen attended the Council retreat and tonight's discussion is a continuation of his report. Manager Holden shared that discussion was had during retreat in relation to the Zoning Ordinance update, but clarification is needed from Council on several items. He indicated that Council needs to determine who is going to serve as the Board of Adjustment going forward. Manager Holden shared that traditionally, a portion of the Planning Board served as the Board of Adjustment and it may remain as such should Council decide to continue with that structure. He further shared that the duties of that Board should be determined and may remain the same as well if that is what Council desires. Manager Holden stated that with the re-writing of the Zoning Ordinance, the number of uses requiring Special Use Permits will be limited.

Vagn Hansen addressed Council. Mr. Hansen explained that he is looking for clarification from Council on the members and duties of the Board of Adjustment for inclusion in the new Zoning Ordinance. He shared that there are 370 uses listed in the current Zoning Ordinance with 84 requiring a Special Use Permit. He further shared that in the re-write there are 165 uses listed with 34 requiring a Special Use Permit. Mr. Hansen explained that the new ordinance clarifies permitted uses which will decrease the number of Special Use Permits to be reviewed by the Board of Adjustment.

After much discussion, it was the consensus of Council to continue with a portion of the Planning Board serving as the Board of Adjustment with City Council being the final arbiter of Special Use Permits. It was also the consensus of Council that Planning Board continue their current role in the Special Use Permit process.

Mr. Hansen discussed the advantage of adding flexibility into project time-frames listed in the Zoning Ordinance due to the number of possible staff, engineers, and committees involved in the approval process. He further discussed required stormwater controls and continuing with the current process of Council approving High Density Development Permits (HDDP).

Mr. Hansen discussed subdivision regulations and the need for financial guarantees from developers. He suggested that Council limit the share of a subdivision that may be under financial obligation at any one time. Ms. Hansen explained that this provides additional accountability from the developer. Attorney Koonce suggested that the City not accept bonds or letters of credit as financial guarantees from developers and

instead require cash bonds when possible. Mr. Miller advised that cash bonds are the only guarantees developers have use in Archdale for the past several years.

Mr. Hansen addressed the subdivision approval process. He indicated that at the present time the City follows a multi-step administrative process to approve subdivisions and questioned if Council would like to continue to approve preliminary plats or allow that step to be a staff procedure. After discussion, Council agreed to continue with the current process of approving subdivisions.

Manager Holden thanked Mr. Hansen for attending tonight.

#### **4. Adjournment.**

Manager Holden provided Council with information regarding LEOSA Trust investments. He updated Council on NCDOT construction projects at Hwy. 62/I-85 (U6018) and the repaving of N. Main St. (U5770).

Mayor Dorsett shared that Council is invited to the RCEDC Business After Hours event on March 17<sup>th</sup> at 5:30 pm in Asheboro if anyone would like to attend. He further shared that he and Manager Holden attended the County Commissioners meeting and that the City has been awarded \$75,000 from Randolph County for Phase 1 planning and land acquisition around the Aldridge ballfield complex. Mayor Dorsett reported that County Commissioners voted to allow the Confederate statute located in front of the old courthouse to remain in place. He further reported they voted to hold a public hearing on May 2<sup>nd</sup> to consider the redrawing/creating of 4 new fire districts within the County and remove 15 cents tax cap. Mayor Dorsett shared it is his understanding that the state has allocated \$38 million dollars for statewide waterway clean-up and suggested that staff inquire as to possible grant opportunities.

Manager Holden thanked Council for meeting tonight to address some timely issues.

With no further business, Mayor Dorsett adjourned the March 8, 2022 Special Called meeting.

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Lewis W. Dorsett, Mayor

ATTEST:

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Susan T. Swaim, City Clerk